

DELEGATED REPORT

Application No: P/25/0160

Site Address: 23 Glasier Road
Twynyrodyn
Merthyr Tydfil
CF47 0TD

Development: Two storey rear extension

Case Officer: Kate Glover

Site Visit: 2nd July 2025

Application Expiry Date: 29th July 2025

Consultation reply date expired: 27th June 2025

APPLICATION SITE

The application site comprises a semi-detached property with a rear conservatory extension, single storey side extension, front and rear gardens and off-road parking. The external materials of the property are rendered elevations, uPVC window and door frames and concrete rooftiles.

The property is part of a large residential estate and lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a two-storey rear extension.

The proposed extension would measure approximately 6.83m wide, 4.16m deep, 5.03m to eaves level and 7.21m to ridge height and the extension's external materials are render elevations, white uPVC window and doors, and concrete rooftiles. No windows are proposed to be inserted into the elevations which face the neighbouring properties.

Details of proposed biodiversity enhancement have been provided in the form of a bat box, and a sparrow terrace which would be located on the rear elevation (northwest).

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Head of Engineering and Highways: No objections

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4 - Sustainable Design
- Note 6 - A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to principle of development, impact on the residential amenities of neighbours, visual impact and ecology.

As noted above the site is located within the settlement boundary, it would also be located within the residential curtilage of No. 23 Glasier Road, therefore, the proposal meets with the requirements of Policy SW4.

The existing property is positioned between No's 21 and 25 Glasier Road, and to the rear of the application site is an area of land which is designated as open space (The Incline, Twynyrodyn).

Turning to No.21, this property is the other half of the semi-detached pair and located to the southwest of the application site. The proposed extension would project alongside the boundary with this neighbouring property by approximately 4.16m, the eaves height of the extension would be approximately 5.03m and its pitched roof design would slope away from this neighbouring property.

The extension would, given its height and depth, have minimal impact on No. 21 and would not result in an overbearing form of development, nor would it cause any significant loss of light or loss of privacy to the neighbouring occupiers.

Turning to No. 25, which is to the northeast of the application site. It is noted that the side elevation of the proposed extension would be located approximately 1.61m from the boundary and its pitched roof design would also slope away from this neighbouring property. Therefore, the proposal would not result in an overbearing form of development, nor would it cause any significant loss of light or loss of privacy to No. 25.

It should also be noted that neighbouring properties were consulted, and no letters of representation were received.

The proposed two storey extension would be sited to the rear of the dwelling and the scale, character, appearance and external materials of the proposal do not detract from the application property or the wider setting.

The planning Ecologist has suggested that a Preliminary Roost Assessment (PRA) should be undertaken to assess potential adverse impacts on protected species and habitats. However, it is noted that the property is in an urban location and the property could be subject of significant alteration without the benefit of planning permission, and this could include a replacement roof. It is considered in this instance that given the location and nature of the proposed works it is not proportionate or necessary to require the applicant carryout a PRA. However, an informative should be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Likewise, given the nature of development, this would not be deemed a reasonable requirement in this instance. Notwithstanding this, the proposed ecological enhancements can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives.

CONCLUSION

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS**:

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans:

Drawing Title: Site Plans, Drawing No: GR-04, Rev A, Received on 3 June 2025

Drawing Title: Proposed Elevations, Drawing No: GR-03, Rev A, Received on 3 June 2025

Drawing Title: Proposed Plans, Drawing No: GR-02, Received on 3 June 2025

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **Prior to the development hereby approved coming into beneficial use** the bat box and sparrow terrace shall be provided in accordance with approved plan Drawing Title: Proposed Elevations, Drawing No: GR-03, Rev A. The bat box and sparrow terrace shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season

(generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 08.07.2025